

Identification of the Area

Name or Designation: Area 50 –Riverton Heights, Burien, SeaTac, Normandy Park

Area Boundary:

Area 50 is bounded by SW 116th to the west of Hwy 509 and by S 99th St. to the east of Hwy 509. To the south it extends to S 216th Pl in Normandy Park and SeaTac excluding the City of Des Moines. On the west side it is bounded by Puget Sound. Its eastern boundary approximates the line formed by SR 99, SR 599, and I-5 running from north to south.

Maps:

A general map of the Highline area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building. Additional information is also available at municipal planning departments for cities of Burien and SeaTac or King County Department of Development and Environmental Services.

Area Description:

Area 50 encompasses all of the cities of Normandy Park, Burien, and SeaTac and the eastern portion of unincorporated King County known as North Highline. It also includes the western portion of Tukwila that is along Tukwila-International Blvd S. and Military Rd. S.

Riverton Area, 50-20:

The Riverton neighborhood is just west of West Marginal and Hwy 599. It generally follows the north-south ridge above the west side of the Tukwila Valley. It extends south from the Seattle City limits to roughly S 144th Street. The neighborhood is impacted by a significant amount of airport noise, both from Boeing Field and Seatac Airport. There are two main business districts. One is at Des Moines Memorial Drive S and Glendale Way S and the other is at Tukwila International Boulevard S near S 144th Street. The neighborhood is just north of the freeway interchange of Hwy 518 and International Boulevard S. It has quite a bit of airport automobile traffic and airport related commerce. The City of Tukwila has acquired numerous parcels for future development and for city parks. There is also a Sound Transit station under construction at the intersection of Hwy 518 and Tukwila International Blvd S. The southern part of Riverton is definitely going to experience significant changes in the future. For the present, there continues to be very little new private construction development in the area. The City of Tukwila has improved street lighting, built sidewalks and converted portions of Tukwila International Boulevard into a one lane either direction roadway with middle left turn lane, and provided on street parking.

Seahurst, Area 50-25:

The Seahurst neighborhood is almost entirely within the Burien City limits. It surrounds the western edge of the Burien downtown Business district and is characterized as having auto oriented line retail, medical offices, small neighborhood retail establishments and numerous restaurants. The businesses located in the area serve the residential communities nearby. Most of the Seahurst commercial property is along Ambaum Blvd SW and was built between 1950 and 1970. The commercial development follows Ambaum Blvd from S 128th Street to the 5 Corners area at S 160th Street. The neighborhood also includes Old Burien on SW 152nd St west of Ambaum Blvd SW. The Seahurst neighborhood has had a number of sales of restaurants, office buildings and retail buildings. There is the occasional new development of vacant property, but for the most part, there isn't much change in the area. The most noticeable projects are a new credit union building at SW 148th St. and Ambaum Blvd SW and a couple of new office buildings on Ambaum Blvd SW. Highline Hospital and the surrounding medical office buildings continue to attract tenants. The neighborhood also has numerous apartment buildings. There is an ample supply of developable multi-family land in the neighborhood.

Burien, Area 50-30:

The Burien neighborhood is the central business district occupying the area from 136th Street on the north to 160th Street on the south, between Ambaum Blvd SW and Hwy 509. The original Burien core business district was built up between 1950 and 1970 and was located between SW 148th and SW 153rd Streets. Until the 1990's there was little development activity in the older part of Burien. The city of Burien has rezoned a large number of parcels along 152nd Street for higher density uses in an attempt to define a downtown. Presently this business district contains primarily small retail and service business establishments with some low rise office space. Values of improved properties in the older part of the Burien business district have increased in the past couple years while commercial rents have lagged behind. The Burien city government is working to encourage redevelopment of the area and is promoting a more focused identifiable business district in the vicinity of 4th Avenue SW and SW 152nd Street. The city has installed landscaping on S. 152nd Street and new angled parking. The city of Burien has acquired several significant pieces of property including the former Lamont store, Burien Pet store, and a vacant lot behind Meal Makers Restaurant, and a large office building. All of the buildings are presently vacant and eventually will be torn down. The boundary lines of the affected parcels were recently re-aligned. The city plans to start construction of Phase I in the latter part of 2006. In addition, the block just to the north of Burien City Hall and to the west of the Metro Park and Ride lot has been acquired by a developer with plans to renovate the shopping center. At the east edge of the district along 1st Avenue S there are neighborhood and community level shopping centers, including Fred Meyer at 143rd Street, Burien Plaza at 148th Street and the Five Corners center at SW 160th Street. The Five Corners center, at the northeast corner of 1st Avenue S and S 156th Street, has a large Albertson's Market, Trader Joe's, and a mix of line retail space. These shopping centers continue to attract many customers.

Normandy Park, Area 50-40:

The City of Normandy Park was founded in the mid-1920s. It was to be a community of distinctive architecture in the French Normandy style with two community beaches, a yacht club and a golf course (never constructed). The city has a population of approximately 7,200. Normandy Park has developed into an area of expensive homes, many with Puget Sound/Olympic views, in a forested landscape and park-like setting. There are two small areas of commercial development along 1st Avenue S. The shopping center at 1st Av S and 200th is mostly vacant and awaits redevelopment. The larger center is Manhattan Village at 1st Avenue S. and SW 176th Street. This center provides most of the needs and services for the community; it includes a QFC, automobile related services, a Dairy Queen, a daycare and small retail outlets. In addition there is line retail across the street, a bank, and small medical office buildings,

SeaTac West, Area 50-45:

SeaTac West neighborhood includes much of the incorporated western half of the City of SeaTac and some of the eastern portions of the City of Burien. It is sandwiched between the proposed 3rd runway and highway 509 continuing south along Des Moines Way S to the City of Des Moines. Des Moines Way South runs the length of this neighborhood. The bulk of the commercial properties in SeaTac West are warehouse and manufacturing businesses. Most of the multifamily housing and neighborhood retail businesses east of Des Moines Way South have already been acquired by the Port of Seattle for runway expansion. Work is on going for construction of the third runway. The Port of Seattle is also expanding the infrastructure at the airport. This neighborhood continues to feel the impact of the Port expansion. As part of its comprehensive plan, the city of Burien has designated a residential portion of this area a special planning area. It is located south of S 138th Street between 8th Avenue S and Des Moines Way S. Within this area, the city will allow 2 acres of property to be rezoned to industrial park. The city of Burien is no longer permitting short plats for residential development within the Special Planning Area 4. This was done in anticipation of increased airport noise after the completion of the 3rd runway.

SeaTac Central, Area 50-50:

SeaTac Central business district provides services to travelers and generally follows International Blvd from S 150th Street at the north end to S 208th Street at the south. The primary focus of regional economic activity in the area is Seattle-Tacoma International Airport. Much of the commercial property in the SeaTac Central neighborhood is airport oriented, providing hotel accommodations, parking, food services, and warehousing and offices to air cargo or travel related businesses. Most of the office space, hotels and motels, restaurants, and parking lots are along International Blvd S (Pacific Highway S). The business district is surrounded by single and multi-family residential neighborhoods, which provide affordable housing for people employed close by. The City of SeaTac has completed public works projects along International Blvd from SR 518 at the north to S 208th Street to the south with repaving, left turn lanes, landscaped median, and sidewalks. Development of additional airport parking is strong. Master Park lot B has expanded to the southeast. There is a new 16 million dollar parking garage under construction at S 176th St and International Blvd S. The Airport Plaza Hotel near S 188th St has been torn down to make

way for redevelopment of the site. The Radisson Hotel located on the western side of International Blvd S near S 170th St. will be torn down to make way for road improvements and light rail. Long-term development prospects are very strong for the SeaTac neighborhood.

SeaTac East, Area 50-60:

SeaTac East is a small neighborhood located east of 32nd Avenue S and extends east to Interstate 5. It is mostly within the City of SeaTac with the exception of a small portion near Military Rd. S that is in the City of Tukwila. This area has mostly scattered neighborhood commercial development. There is a small shopping area located at Military Rd S and S. 42nd Street. Commercial values in this area tend to be lower than those of SeaTac Central.

Preliminary Ratio Analysis

A Preliminary ratio study was done prior to revaluation. The study included sales of improved parcels and showed a Coefficient of Variation (COV) of 22.02% and a Coefficient of Dispersion (COD) of 14.92%. The assessment level as indicated by the weighted mean was 86.0%. This indicated that the assessment levels were not acceptable.

The ratio study was repeated after application of the 2006 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from a previous 22.02% to a new 12.81%. The COD was improved from 14.92 % to 9.17%. The assessment level was raised from 86.0% to 92.4% for the weighted mean.

Scope of Data

Land Value Data:

Vacant commercial sales in Area 50 dated from 1/1/03 to 12/31/05 were given primary consideration for valuing land. Some of the other sales considered appear in the residential reports. These sales may not appear in the list of "Vacant Sales for Area 50 Used". These sales can be found in the residential property reports or in joining commercial neighborhood reports.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. Sales are verified by checking records, making a physical inspection of the site and/or attempting to call the purchaser, seller, tenant or real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections and telephone contact can be limited. Sales are listed in the "Sales Used" and "Sales Not Used" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

Land Value

Land Sales, Analysis, Conclusions

Land Value

Land Sales, Analysis, Conclusions

Commercial, industrial and multi-family properties in Area 50 were examined to determine if changes in the assessed value of land were warranted for the 2006 assessment year. Changes were considered based on recent land sales and on the need to achieve equalization among similar parcels.

Land sales that occurred in Area 50 between 1/1/03 and 12/31/05 were investigated to determine if they were market transactions that would be useful in estimating land values. These are shown in the following table.

	Commercial	Industrial	Multi-family	Total
Neighborhood 20	6		7	13
Neighborhood 25	6		2	8
Neighborhood 30	1		3	4
Neighborhood 40	3			3
Neighborhood 45	2	4		6
Neighborhood 50	11		3	14
Neighborhood 60	1			1
Total	30	4	15	49

Based on these sales, value ranges in Area 50 are \$5.00 to \$46.00 per square foot for commercial land, \$5.00 to \$24.00 per square foot for multi-family land and \$7.00 to \$18.00 per square foot for industrial land. Land prices of parcels that were located in sensitive areas were \$2.00 to \$3.00 per square foot. There is a significant change for the 2006 assessment year in all land use types but especially commercial use types. Prices tend to be lowest in the Riverton neighborhood (Neighborhood 50-20). The land prices are highest in SeaTac along International Boulevard (Neighborhood 50) and in downtown Burien. All property types are not well represented in the sales sample.

The following table shows the indicated value ranges derived from the sales within the individual neighborhoods. Some selected values lie outside these ranges due to special considerations such as corner location or adverse environmental conditions.

Recommended land values in Area 50 for the 2006 Assessment Year resulted in the following changes:

Area 50	Year '05	Year '06	Difference	% Change
Total	1,011,312,900	1,751,245,300	739,932,400	42.25%

	2005 Ratio	2006 Ratio
Assessment Level	60.6%	96.5%
Coefficient of Dispersion	35.18%	10.80%
Coefficient of Variation	42.63%	13.87%
Standard Deviation	30.29%	13.41%
Price Related Differential	1.17%	1.00%

Neighborhood 50-20 – Riverton

Riverton has shown very little commercial market activity. It is impacted by flight paths of SeaTac Airport to the west and Boeing Field to the northeast. Commercial land at the north end is along Des Moines Way S and Military Road S. At the south end it is concentrated along Military Road S and Tukwila International Blvd S. Commercial values are between \$6.00 and \$26.00 per square foot with the highest values being along Tukwila International Blvd near the freeway interchange at Hwy 518. There are numerous apartment complexes along Des Moines Way S. and on Military Road S in the northern portion of the neighborhood. Multifamily land is valued in the \$3.00- \$16.00 range. Industrial land is valued between \$6.00 and \$10.00 per square foot.

Neighborhood 50-25 – Seahurst

Seahurst neighborhood is west of downtown Burien. The commercial development is concentrated along Ambaum Boulevard SW. There is also a small neighborhood business district near Three Tree Point. There is some new retail and office development this year along Ambaum Blvd SW. Seahurst commercial land values range from \$9.00 to \$22.00. Seahurst Industrial zoning is a rarity and was not included in the tables. There is some multi-family development in

the area. Most of the projects have been townhouses or small lot developments. Multi-family zoned properties are valued from \$7.00- \$14.00 per square foot.

Neighborhood 50-30 - Burien

Burien neighborhood 50-30 is a compact neighborhood. The city's comprehensive plan encourages density from SW 148th Street to SW 153rd Street in the DC-1 zoned areas. The highest land values are in this area and along 1st Avenue S. Sales of commercially zoned land indicate a value range of \$9.00 to \$22.00 per square foot. Adjustments were made for corner locations with good accessibility. Multi-family land is appraised in the range of \$9.00 to \$15.00 per square foot. There is no industrial land in Burien west of Hwy 509.

Neighborhood 50-40 – Normandy Park

Normandy Park is located south of Burien and west of SeaTac. The commercial property serves the needs of the local Normandy Park residential community with small neighborhood shopping centers and class C office buildings. Commercial land values range from \$7.00 - \$14.00 per square foot. Multi-family land ranges from \$4.00-\$8.00 per square foot. There is no industrial property in Normandy Park.

Neighborhood 50-45 -- SeaTac West

SeaTac West neighborhood includes SeaTac airport and airport related warehousing, manufacturing, shipping and air freight facilities. There are also some offices and industrial parks. There is very little retail commercial property and nearly all of the multifamily housing is along the western edge within the city of Burien. Commercial land is valued between \$6.00 -\$12.00 per square foot. Industrial land is between \$5.00 -\$10.00 per square foot. High density multi-family land is valued between \$5.00 and \$12.00 per square foot.

Neighborhood 50-50 -- SeaTac Central

The neighborhood has some of the most concentrated business development found in the City of SeaTac. Apartment properties are located throughout the neighborhood with concentrations just east of International Blvd S. Sales of commercial land in Seatac Central indicate a value range from \$15.00 to \$45.00 per square foot. The high end of the range is on or near International Blvd S at the intersection of S 188th Street. Values decline going north and south of S. 188th Street. Industrial land is valued between \$6.00 and \$10.00 per square foot. Values for apartment land are between \$8.00 and \$26.00 per square foot.

Neighborhood 50-60 -- SeaTac East

The two main arterials in neighborhood 50-60 are Military Rd S. and S 188th Street. The neighborhood is near two freeway interchanges. Development near these interchanges tends to be regional commercial. Development along Military Rd S tends to be neighborhood commercial. Commercial land values in SeaTac East range from \$8.00 to \$31.00 per square foot. Industrial land is valued between \$6.00 and \$10.00 per square foot. Values for apartment land are between \$5.00 and \$9.00 per square foot.

Improved Parcel Total Values:

Sales comparison approach model description

The model for sales comparison was based on four data sources from the Assessor's records; commercial use, neighborhood, age/condition and size. Properties were grouped with data that most resembled each other to equalize values within each predominant property use type.

Sales comparison calibration

Market sales recorded from 1/01/03 to 12/31/05 from throughout the Geographic area were included in the Sales Comparison approach. Following is a table showing sale price per square foot of net rentable area for sales which did not include single family properties or atypical commercial properties.

See the table on the following page.

Cost approach model description

The Marshall & Swift Commercial Estimator was automatically calculated on all properties. Depreciation was also based on studies done by Marshall & Swift Valuation Service. The cost was adjusted to the western region and the Seattle area. Cost estimates were relied upon in almost every instance of exempt properties including schools, churches, fire stations, and public utility buildings, and served also as value indicators for new construction projects. Cost estimates were also relied upon for special use properties where no income data or comparable market sales exist.

Cost calibration

Each appraiser valuing new construction can individually calibrate Marshall-Swift valuations to specific buildings in our area by accessing the parcel and the computerized valuation model supplied by Marshall & Swift.

Income capitalization approach model description

Income capitalization tables were developed for each neighborhood in Area 50. These tables included most retail and service business uses, restaurants, apartments, office and medical office, storage, manufacturing, and repair. A "no" table was created to exclude from income analysis those property types for which the cost approach is considered a more reliable indication of value. These tables are found in the addenda.

Income approach calibration

The tables were calibrated after setting economic rents, vacancy, expenses and capitalization rates by using adjustments based on size, effective age, and construction quality as recorded in the Assessor's records. Economic information was obtained directly from property owners and tenants, from information submitted by appellants in appeal proceedings, and from published sources such as the COMPS Reporting Service and the Puget Sound Business Journal.

Ratio studies were done for the entire geographic Area 50. The results show compliance with IAAO assessment standards and indicate that Area 50 has a proper assessment level.

Reconciliation and or validation study of calibrated value models including ratio study of hold out samples.

The area appraiser made a review of the appropriateness of the application of the models from tables before final value was selected for each parcel. Each appraiser can adjust any or all of the factors used to establish value by the model. The market rents as established by the income model were used as a guide in establishing the market rental rates used. The market rental rates applied varied somewhat but fall within an acceptable range of variation from the established guideline. A Senior Appraiser reviewed final value selects before posting.

Model Validation

Total Value Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. A parcel is field reviewed and value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust by particular characteristics and conditions as they occur in the valuation area.

The new assessment level is .924%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2005 through 2006 Ratio Analysis charts included in this report.

Recommended improved values in Area 50 for the 2006 Assessment Year resulted in the following changes:

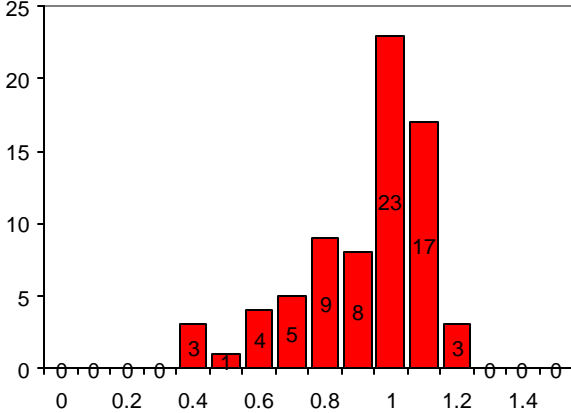
Area 50	Year '05	Year '06	Difference	% Change
Total	\$2,391,891,400	\$3,100,562,330	\$708,670,930	22.86%

The valuation total of the 2005 assessment year for Area 50 was \$2,391,891,400. The total recommended assessed value for 2006 assessment year is \$3,100,562,330. This net change of \$708,670,930 is 22.86% of the previous total assessed value. The Port of Seattle alone contributed \$1,447,282,000 to this change. The Port of Seattle has 139 parcels associated with the SeaTac International Airport. The Port properties are a huge portion of the total assessed value for the area. This represents 46.86% of the total assessment value of the Burien, SeaTac, Riverton Heights, and Normandy Park area. Excluding the Port of Seattle, the net total valuation change of area 50 was \$315,915,330. Most of this change was due to an increase in land values.

Assessment levels prior to the 2006 revaluation were at 86.0%. This level was improved to 92.4%. The indicators of uniformity are also improved. The Coefficient of Dispersion was brought to acceptable level of 9.17% and the Coefficient of Variation was lowered to 12.81%. The Price related Differential was raised from 1.01% to 1.05%. This high PRD was due to using three years of sales in a rising market. There are many properties in Burien and SeaTac that have older improvements that have reached the end of their economic utility. Many of these properties will be torn down or redeveloped in the near future. Over all land values increased while improvement values dropped. Land values increased 42.25% while improvement values dropped -2.31%. The previous land assessment level was 60.6%. The land assessment level has been improved to 96.5%. Since increases in land values have contributed to most of the area's total value and the new assessment level has been improved to 92.4%, the total future assessment level is much better than the previous assessment level. The overall total value increase was 22.86%. When land value exceeds or equals the total improved value the market is ripe for development. This shift in value shows that some of the properties in SeaTac and Burien are ready for redevelopment and buyers are recognizing this.

	2005 Ratio	2006 Ratio
Assessment Level	86.0%	92.4%
Coefficient of Dispersion	14.92%	9.17%
Coefficient of Variation	22.02%	12.81%
Standard Deviation	19.19%	12.47%
Price Related Differential	1.01%	1.05%

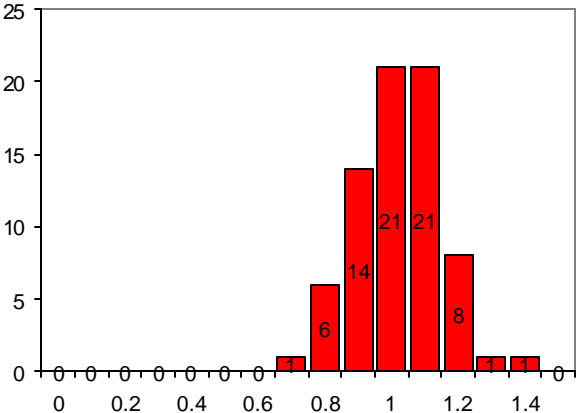
Area 050 – Burien, SeaTac, Riverton, Normandy Park
2006 Assessment Year
Present Improved Values

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:	
South Crew	1/1/2005	6/27/2006	1/1/03 - 1/1/06	
Area	Appr ID:	Prop Type:	Trend used?: Y / N	
50	VWIL	Improvement	N	
SAMPLE STATISTICS				
Sample size (n)	73	<div>Ratio Frequency</div> 		
Mean Assessed Value	1,125,300			
Mean Sales Price	1,308,900			
Standard Deviation AV	2,070,898			
Standard Deviation SP	2,505,022			
ASSESSMENT LEVEL				
Arithmetic mean ratio	0.871			
Median Ratio	0.956			
Weighted Mean Ratio	0.860			
UNIFORMITY				
Lowest ratio	0.3442			
Highest ratio:	1.1827			
Coefficient of Dispersion	14.92%			
Standard Deviation	0.1919			
Coefficient of Variation	22.02%			
Price-related Differential	1.01			
RELIABILITY				
95% Confidence: Median				
Lower limit	0.882			
Upper limit	0.986	These figures reflect the current market in relation to the 2005 values.		
95% Confidence: Mean				
Lower limit	0.827			
Upper limit	0.915			
SAMPLE SIZE EVALUATION				
N (population size)	990			
B (acceptable error - in decimal)	0.05			
S (estimated from this sample)	0.1919			
Recommended minimum:	56			
Actual sample size:	73			
Conclusion:	OK			
NORMALITY				
Binomial Test				
# ratios below mean:	25			
# ratios above mean:	48			
z:	2.574905238			
Conclusion:	Non-normal			
*i.e., no evidence of non-normality				

Area 050 – Burien, SeaTac, Riverton, Normandy Park

2006 Assessment Year

Future Improved Values

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:	
South Crew	1/1/2006	6/27/2006	1/1/03 - 01/1/06	
Area	Appr ID:	Prop Type:	Trend used?: Y / N	
50	VWIL	Improvement	N	
SAMPLE STATISTICS				
Sample size (n)	73	<div>Ratio Frequency</div> 		
Mean Assessed Value	1,210,000			
Mean Sales Price	1,308,900			
Standard Deviation AV	2,215,037			
Standard Deviation SP	2,505,022			
ASSESSMENT LEVEL				
Arithmetic mean ratio	0.973	These figures reflect the current market in relation to 2006 values.		
Median Ratio	0.990			
Weighted Mean Ratio	0.924			
UNIFORMITY				
Lowest ratio	0.6593	These figures reflect the current market in relation to 2006 values.		
Highest ratio:	1.3269			
Coefficient of Dispersion	9.17%			
Standard Deviation	0.1247			
Coefficient of Variation	12.81%			
Price-related Differential	1.05			
RELIABILITY				
95% Confidence: Median		These figures reflect the current market in relation to 2006 values.		
Lower limit	0.962			
Upper limit	1.005			
95% Confidence: Mean				
Lower limit	0.945	These figures reflect the current market in relation to 2006 values.		
Upper limit	1.002			
SAMPLE SIZE EVALUATION				
N (population size)	990	These figures reflect the current market in relation to 2006 values.		
B (acceptable error - in decimal)	0.05			
S (estimated from this sample)	0.1247			
Recommended minimum:	24			
Actual sample size:	73	These figures reflect the current market in relation to 2006 values.		
Conclusion:	OK			
NORMALITY				
Binomial Test				
# ratios below mean:	30	These figures reflect the current market in relation to 2006 values.		
# ratios above mean:	43			
z:	1.404493766			
Conclusion:	Normal*			
*i.e., no evidence of non-normality				

Improvement Sales for Area 050 with Sales Used 06/29/2006

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
050	050	344500	0046	10,881	2093396	\$925,000	12/29/04	\$85.01	WAREHOUSE	ABC	1	Y	
050	045	042204	9032	79,050	2113928	\$5,510,000	04/05/05	\$69.70	200TH STREET BUILDING	BP	1	Y	
050	020	092304	9117	4,608	2093916	\$725,000	12/22/04	\$157.34	JD'S AUTOMOTIVE	C/LI	2	Y	
050	020	098500	0602	2,584	1974655	\$250,000	07/18/03	\$96.75	RETAIL - AFFORDABLE APPL	CB	1	26	Imp changed after sale; not in ratio
050	020	098500	1094	1,890	2021612	\$300,000	02/25/04	\$158.73	SERVICE GARAGE	CB	1	Y	
050	020	098500	0750	3,000	2048632	\$200,000	06/17/04	\$66.67	Retail/Office 11851 Glendale Wy	CB	1	Y	
050	020	098500	1075	3,850	2141848	\$353,500	07/26/05	\$91.82	Armex Inc.	CB	1	Y	
050	020	098500	1157	3,200	2156493	\$430,000	09/02/05	\$134.38	Freedom School	CB	1	Y	
050	020	092304	9073	168	2175537	\$215,000	12/09/05	\$1,279.76	CAR WASH w/ 3 bays	CB	1	Y	
050	020	004100	0409	2,193	2026372	\$250,000	03/23/04	\$114.00	DERWIN T V RENTALS	CB-C	1	Y	
050	050	332304	9143	6,000	2047223	\$370,000	06/01/04	\$61.67	WAREHOUSE	CB-C	1	26	Imp changed after sale; not in ratio
050	050	332304	9146	23,080	2094607	\$4,786,250	01/03/05	\$207.38	AIRPORT PLACE BLDG	CB-C	1	Y	
050	025	122800	0150	2,520	1938212	\$300,000	02/05/03	\$119.05	WESTERN SHUTTLE (WAS ACE AUTO G)	CC-1	1	Y	
050	040	322304	9140	2,350	1992528	\$320,000	09/30/03	\$136.17	RETAIL	CC-1	1	Y	
050	030	122000	0987	5,252	2004905	\$475,000	11/24/03	\$90.44	OFFICE & RETAIL	CC-1	1	Y	
050	025	690220	0005	2,106	2021503	\$220,000	02/26/04	\$104.46	Yire Care	CC-1	1	Y	
050	030	122000	1045	2,200	2025443	\$320,000	03/12/04	\$145.45	TIRE SHOP	CC-1	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
050	025	189940	0330	2,203	2076761	\$367,000	10/12/04	\$166.59	GASTRO'S DELI (now B & E Meats)	CC-1	1	26	Imp changed after sale; not in ratio
050	025	189940	0120	10,348	2126876	\$1,200,000	05/31/05	\$115.96	Warehouse (see #0120, 0125)	CC-1	3	26	Imp changed after sale; not in ratio
050	030	122000	0505	9,275	2140842	\$450,000	07/12/05	\$48.52	"SESSIONS VARIETY"DISCOUNT RETL	CC-1	2	Y	
050	025	192304	9326	10,533	2143674	\$1,725,000	07/27/05	\$163.77	BURIEN MEDICAL-DENTAL ARTS BLDG	CC-1	1	Y	
050	025	302304	9302	11,500	2029292	\$875,000	03/26/04	\$76.09	THRIFT CENTER	CC-2	1	26	Imp changed after sale; not in ratio
050	030	122200	0085	480	2043291	\$150,000	05/24/04	\$312.50	INSURANCE OFFICE	CC-2	1	Y	
050	030	122100	0850	3,988	2068368	\$1,025,000	09/07/04	\$257.02	Quizno's/Atmosphere Cafe/Office	CC-2	1	Y	
050	030	122200	0083	28,532	2074435	\$2,195,000	09/30/04	\$76.93	SOCIAL & HEALTH SERVICES OFFICE	CC-2	1	26	Imp changed after sale; not in ratio
050	030	122100	0830	15,412	2135330	\$1,500,000	06/22/05	\$97.33	IGOLI (Schick) OFFICE BUILDING	CC-2	3	Y	
050	030	122100	0810	1,450	2176086	\$340,000	12/12/05	\$234.48	RESIDENCE	CC-2	1	Y	
050	025	670720	0130	1,168	2013707	\$225,000	01/14/04	\$192.64	Produce market	CI	1	Y	
050	045	322304	9008	14,750	2081084	\$1,875,000	10/29/04	\$127.12	Airport Brokers Corp/BZ Grill/Na	CI	2	Y	
050	025	783580	0013	3,970	2113086	\$700,000	04/01/05	\$176.32	Mario's Sports Bar	CI	1	Y	
050	020	008400	0030	3,601	2128216	\$1,350,000	05/31/05	\$374.90	Line Retail & Latte(S128th and 1	CI	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
050	025	384160	0005	14,964	1982415	\$1,250,000	08/18/03	\$83.53	5 BUILDINGS W/ MIXED USE INCL #0	CN	2	Y	
050	025	273160	0180	2,176	2015993	\$350,000	01/02/04	\$160.85	D'ARIES CONST OFFICE	CN	1	Y	
050	030	192304	9118	4,200	1984336	\$570,000	08/20/03	\$135.71	Indian Motorcycles (incl #9238)	CR	2	26	Imp changed after sale; not in ratio
050	030	304620	0035	2,460	1984736	\$336,000	08/25/03	\$136.59	T&L Office building	CR	2	26	Imp changed after sale; not in ratio
050	030	433700	0100	4,280	2038033	\$655,000	05/12/04	\$153.04	All Credit Motors	CR	1	Y	
050	030	202304	9506	7,132	2065683	\$860,000	08/23/04	\$120.58	DRAGON PEARL RESTAURANT	CR	3	Y	
050	030	504480	0005	1,826	2081795	\$205,000	10/15/04	\$112.27	PERSONALITY CLEANERS	CR	1	Y	
050	030	192304	9350	6,784	2094226	\$950,000	01/03/05	\$140.04	PARKER PAINT CO	CR	1	Y	
050	030	122100	0070	4,356	1933401	\$539,000	01/09/03	\$123.74	MUD BAY GRAINERY (WAS BOSLEY'S)	DC-1	1	Y	
050	030	122000	0795	3,080	1962307	\$315,000	05/21/03	\$102.27	ACCOUNTANT OFFICE	DC-1	1	Y	
050	030	122000	0805	2,981	1975003	\$360,000	07/22/03	\$120.76	BEAR PIT BBQ (TASTE OF FIGI)	DC-1	1	Y	
050	030	192304	9020	121,257	2020054	\$12,000,000	02/21/04	\$98.96	PAYLESS CENTER incl 9020,9021	DC-1	2	Y	
050	030	122100	0200	3,320	2022716	\$323,500	03/02/04	\$97.44	Retail/Office	DC-1	1	Y	
050	030	122000	0773	3,600	2035092	\$643,000	04/30/04	\$178.61	OFFICE SUPPLIES	DC-1	2	Y	
050	030	122000	0835	2,400	2055300	\$340,000	07/15/04	\$141.67	New Frontier Marketing	DC-1	1	Y	
050	030	122100	0140	3,600	2106889	\$750,000	03/07/05	\$208.33	Plaza Zacatecas Restaurant & Jac	DC-1	1	Y	
050	030	122000	0645	3,840	2107029	\$579,800	03/09/05	\$150.99	OFFICE WITH RETAIL	DC-1	1	Y	
050	030	122100	0021	3,600	2129711	\$540,000	06/03/05	\$150.00	PAUL'S BURGER JOINT	DC-1	2	Y	
050	030	122100	0205	5,200	2139287	\$585,000	07/13/05	\$112.50	OFFICES	DC-1	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
050	030	122000	0650	3,080	2162792	\$550,000	10/07/05	\$178.57	Strom's Custom Cleaners	DC-1	1	Y	
050	045	212304	9121	3,112	2009462	\$435,000	12/15/03	\$139.78	DICKS HIGHLINE TOWING	I	1	Y	
050	050	344500	0056	22,216	2098920	\$1,625,000	01/24/05	\$73.15	WAREHOUSE	I	1	Y	
050	045	322304	9296	185,600	2113929	\$15,250,000	04/05/05	\$82.17	SEA TAC INDUSTRIAL PARK	I	3	Y	
050	045	162304	9184	15,976	2127359	\$1,800,000	05/27/05	\$112.67	Atwood's Pet Resort	NB	1	Y	
050	020	004000	0022	5,122	2081086	\$515,500	10/29/04	\$100.64	Riverton Heights Office Building	NCC	2	Y	
050	020	004000	0905	3,866	2105495	\$560,000	03/01/05	\$144.85	Somali Grocery, Quality Quick Lu	NCC	1	Y	
050	060	537980	0680	4,973	2151825	\$660,000	08/18/05	\$132.72	Office building	NCC	2	26	Imp changed after sale; not in ratio
050	020	004000	0115	57,084	2162350	\$9,300,000	10/06/05	\$162.92	LARRY'S MARKET	NCC	1	Y	
050	040	611540	0138	37,750	1972079	\$2,900,000	07/11/03	\$76.82	CHIROPRACTOR OFFICE	NS	2	Y	
050	025	433140	0025	8,844	2011838	\$950,000	12/31/03	\$107.42	Mixed Use/Office/Retail/Apts See	O	2	Y	
050	025	433140	0045	1,716	2019093	\$380,000	02/18/04	\$221.45	Vietnam House (now Happy Garden)	O	1	Y	
050	025	433100	0490	18,506	2048311	\$2,200,000	06/18/04	\$118.88	AMBAUM MED & DENT BLDG see mi#05	O	2	Y	
050	025	433100	0375	3,748	2081278	\$475,000	10/07/04	\$126.73	Courtyard Plaza	O	1	Y	
050	025	122350	0070	648	2157756	\$200,000	09/21/05	\$308.64		O	1	Y	
050	025	433100	0490	17,366	2158467	\$2,385,000	09/30/05	\$137.34	AMBAUM MED & DENT BLDG see mi#05	O	1	Y	
050	025	122350	0080	694	2169218	\$200,000	11/09/05	\$288.18	Condo unit 0080	O	1	Y	
050	020	562420	0415	17,970	1945552	\$940,000	03/14/03	\$52.31	HARMONY GARDENS CARE CENTER	R24	1	Y	
050	020	562420	0452	3,160	2160553	\$329,000	10/04/05	\$104.11	South Seattle Adult Day Health C	R24	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
050	025	374460	0165	0	2010968	\$535,000	12/22/03	\$0.00	TRAILER COURT w/ 11 spaces & hou	R48	7	Y	
050	020	144680	0075	1,080	2052892	\$135,000	06/28/04	\$125.00	RESIDENTIAL GARAGE	R48	1	Y	
050	020	144720	0155	1,500	2108386	\$185,000	03/14/05	\$123.33	A-1 FIRE EQUIPMENT	R6	1	Y	
050	020	144720	0156	1,941	2108393	\$310,000	03/15/05	\$159.71	CARMINES FINE WOOD WORKING	R6	1	Y	
050	020	004000	0826	2,524	1983239	\$198,000	08/26/03	\$78.45	VET CLINIC	RC	1	Y	
050	045	172304	9227	3,418	2069057	\$390,000	09/08/04	\$114.10	Des Miones Way Clinic	RM-18	1	Y	
050	045	176060	0352	7,357	1951721	\$360,000	04/14/03	\$48.93	WEB SERVICO	RM-24	1	26	Imp changed after sale; not in ratio
050	025	273160	0115	4,006	2153323	\$450,000	08/29/05	\$112.33	BURIEN BAPTIST CHURCH	RS-1200	1	Y	
050	030	433100	0435	2,563	2066756	\$490,000	08/25/04	\$191.18	Coast Construction #0430 & #0435	RS-7200	2	Y	
050	040	611540	0101	15,960	2026503	\$1,660,000	03/23/04	\$104.01	ARROW LAKE PLAZA	S	1	Y	
050	040	611540	0125	4,304	2158569	\$650,000	09/28/05	\$151.02	LAW OFFICES	S	1	Y	
050	025	122000	0009	2,304	2039293	\$340,000	05/13/04	\$147.57	Sausages/Retail	SPA-1	1	26	Imp changed after sale; not in ratio
050	025	189940	0505	3,235	2097385	\$375,000	01/21/05	\$115.92	JIM MOORES STEAK HOUSE	SPA-1	2	26	Imp changed after sale; not in ratio
050	025	122000	0015	2,080	2120107	\$435,000	04/25/05	\$209.13	RETAIL SHOPS	SPA-1	1	Y	
050	025	189940	0471	14,425	2136249	\$800,000	06/29/05	\$55.46	BARKER ENTERPRISES	SPA-1	1	Y	
050	050	042204	9008	17,935	2048073	\$2,400,000	06/04/04	\$133.82	OFFICE BLDG	UH-900	1	Y	

Vacant Sales for Area 050 with Sales Used

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
050	020	092304	9438	100,218	2093908	\$300,000	12/22/04	\$2.99	VACANT 12605 Tukwila Intl Blvd	C/LI	1	Y	
050	060	032204	9107	23,079	2068059	\$250,000	08/23/04	\$10.83	Big Foot Java (20635 Military Rd	CB	1	Y	
050	020	098500	1165	7,743	2069666	\$82,767	09/08/04	\$10.69	Vacant (128th & Des Moines Wy S,	CB	1	Y	
050	050	940940	0225	101,770	2000831	\$600,000	11/05/03	\$5.90	VACANT 60% Sensitive Area Mstr P	CB-C	1	26	Imp changed after sale; not in ratio
050	050	940940	0195	72,000	2092629	\$3,120,000	12/27/04	\$43.33	Airport Parking U-Save 16223 Int	CB-C	1	Y	
050	050	282304	9087	28,457	2143075	\$1,280,565	07/21/05	\$45.00	VACANT 16834 INTERNATIONAL BLVD	CB-C	3	Y	
050	050	282304	9116	34,467	2143143	\$1,575,450	07/29/05	\$45.71	VACANT 16830 INTERNATIONAL BL	CB-C	2	Y	
050	050	042204	9233	34,107	2172056	\$900,000	11/29/05	\$26.39	Vacant (Alaska 28th AV S)	CB-C	4	Y	
050	025	690220	0056	41,083	1979125	\$1,078,286	08/05/03	\$26.25	VACANT (SEAHURST LUMBER COMPANY)	CC-1	3	26	Imp changed after sale; not in ratio
050	040	322304	9326	32,628	2011585	\$170,000	12/29/03	\$5.21	Vacant lot behind Key Bank	CC-1	1	Y	
050	040	322304	9330	23,530	2022324	\$240,000	02/26/04	\$10.20	VACANT KEY BANK LOT	CC-1	1	Y	
050	025	302304	9117	23,780	1969763	\$310,000	06/24/03	\$13.04	Teardown S160th St (new medical	CC-2	1	29	Seg/merge after sale; not in ratio

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
050	025	302304	9117	25,748	1969758	\$410,000	06/24/03	\$15.92	Tear Down SW 160TH ST (NEW IMP)	CC-2	1	29	Seg/merge after sale; not in ratio
050	025	670720	0116	18,876	1991524	\$294,500	09/24/03	\$15.60	VACANT 13512 AMBAUM BLV	CI	1	Y	
050	045	202304	9511	53,579	2115944	\$137,500	04/12/05	\$2.57	VACANT 12th PI S	CI	3	Y	
050	025	783580	0404	16,674	2137186	\$360,000	06/28/05	\$21.59	VACANT (135xx Ambaum Bl SW)	CI	1	Y	
050	045	202304	9370	58,806	2172939	\$132,900	11/09/05	\$2.26	Vacant S144thSt & 12thPI S- topo	CI	1	Y	
050	025	763580	0650	7,407	2019200	\$117,000	02/09/04	\$15.80	VACANT 1822 SW 152ND ST	CN	1	Y	
050	030	304620	0040	6,195	1943238	\$90,000	03/03/03	\$14.53		CR	1	Y	
050	045	052204	9039	32,457	1974522	\$215,000	07/18/03	\$6.62	VACANT 1100 S194th St	I	2	Y	
050	045	322304	9081	69,260	2096081	\$800,000	01/10/05	\$11.55	VELVET TOWING COMPANY	I	1	Y	
050	045	172304	9039	423,725	2138251	\$850,000	07/06/05	\$2.01	VACANT 1022 S 144th ST	I	1	Y	
050	045	322304	9113	34,220	2158798	\$475,000	09/30/05	\$13.88	Park-N-Jet	I	1	Y	
050	020	192080	0005	7,295	2063096	\$80,000	08/13/04	\$10.97	VACANT S130th & 40th Av S	NCC	1	Y	
050	020	734060	0776	12,700	2090906	\$94,500	12/14/04	\$7.44	VACANT E Marginal & S128th St	NCC	1	Y	
050	020	004000	0874	46,420	2095634	\$1,000,000	01/07/05	\$21.54	VACANT OFFICE 14607 TUKWILA INTL	NCC	3	Y	
050	040	611540	0139	155,865	2018154	\$1,700,000	02/10/04	\$10.91	NORTHWEST ARCHERY	NS	3	Y	
050	050	101260	0100	7,800	2110350	\$250,000	03/21/05	\$32.05	Master Park lot B	O/CM	1	Y	
050	050	101260	0095	7,800	2110348	\$299,000	03/21/05	\$38.33	Master Park lot B	O/CM	1	Y	
050	050	101260	0190	9,360	2110345	\$250,000	03/22/05	\$26.71	Master Park lot B	O/CM	1	Y	
050	050	101260	0120	7,800	2110353	\$250,000	03/22/05	\$32.05	Master Park lot B	O/CM	1	Y	
050	050	101260	0180	7,726	2110344	\$250,000	03/22/05	\$32.36	Master Park lot B	O/CM	1	Y	
050	050	101260	0115	7,800	2110351	\$250,000	03/23/05	\$32.05	Master Park lot B	O/CM	1	Y	
050	020	052304	9203	203,860	2084728	\$313,000	11/11/04	\$1.54	Vacant S104th St. & 8th Av S	R18P	1	Y	

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
050	020	562420	0752	14,289	1945839	\$105,000	03/12/03	\$7.35	VACANT 10093 Des Moines Wy S	R24	1	Y	
050	020	098500	0895	48,719	2041125	\$240,000	05/17/04	\$4.93		R24	3	Y	
050	020	072304	9214	11,974	1984116	\$216,000	08/13/03	\$18.04	Vacant 1xx SW 119th St	R48	1	Y	
050	020	092304	9404	9,204	2119201	\$75,000	04/22/05	\$8.15	Vacant 11404 Military Rd S	R48	1	Y	
050	020	144680	0065	6,250	2167480	\$93,000	10/25/05	\$14.88	VACANT 12200 1st Av S	R48	1	Y	
050	020	092304	9455	18,216	2095642	\$131,000	01/10/05	\$7.19	VACANT 2828 S 128 St	R48P	1	Y	
050	020	004100	0089	6,260	2148961	\$180,000	08/16/05	\$28.75		RC	1	Y	
050	025	190000	0085	7,620	2135483	\$120,000	06/27/05	\$15.75	VAC	RM-12	1	29	Seg/merge after sale; not in ratio
050	025	319200	0010	14,337	1999187	\$107,000	10/29/03	\$7.46	VACANT LAND_12860 AMBAUM	RM-24	1	Y	
050	030	122100	0560	7,980	2010174	\$110,000	12/22/03	\$13.78	VACANT LOT 1XX SW 154TH ST	RM-24	1	26	Imp changed after sale; not in ratio
050	030	192304	9087	29,185	2049321	\$432,000	06/21/04	\$14.80	VACANT	RM-24	1	Y	
050	030	121900	0140	8,100	2132230	\$25,000	06/20/05	\$3.09	VACANT 612 SW 158th St	RM-24	1	Y	
050	050	092204	9084	89,800	2050585	\$750,000	06/24/04	\$8.35	PARKING LOT	UH-900	1	Y	
050	050	042204	9046	12,776	2097533	\$235,000	01/13/05	\$18.39	Lot on Angle Lk	UH-900	1	Y	
050	050	092204	9061	65,720	2149005	\$850,000	08/15/05	\$12.93	Vacant 21428 Pacific Hwy. S.	UH-900	1	Y	
050	020	640460	0080	8,995	2037407	\$75,000	05/06/04	\$8.34	ORDS J F HOMES TRS	UL-7200	1	Y	